NEIGHBORHOOD STRATEGY AREAS PROGRAM

CITY OF BOSTON/Kevin H. White, Mayor

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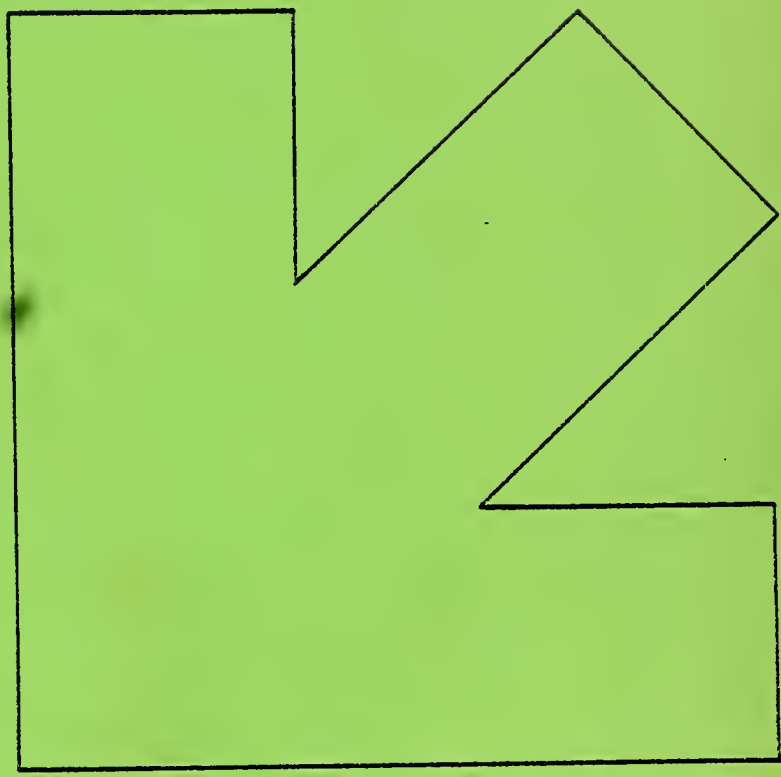

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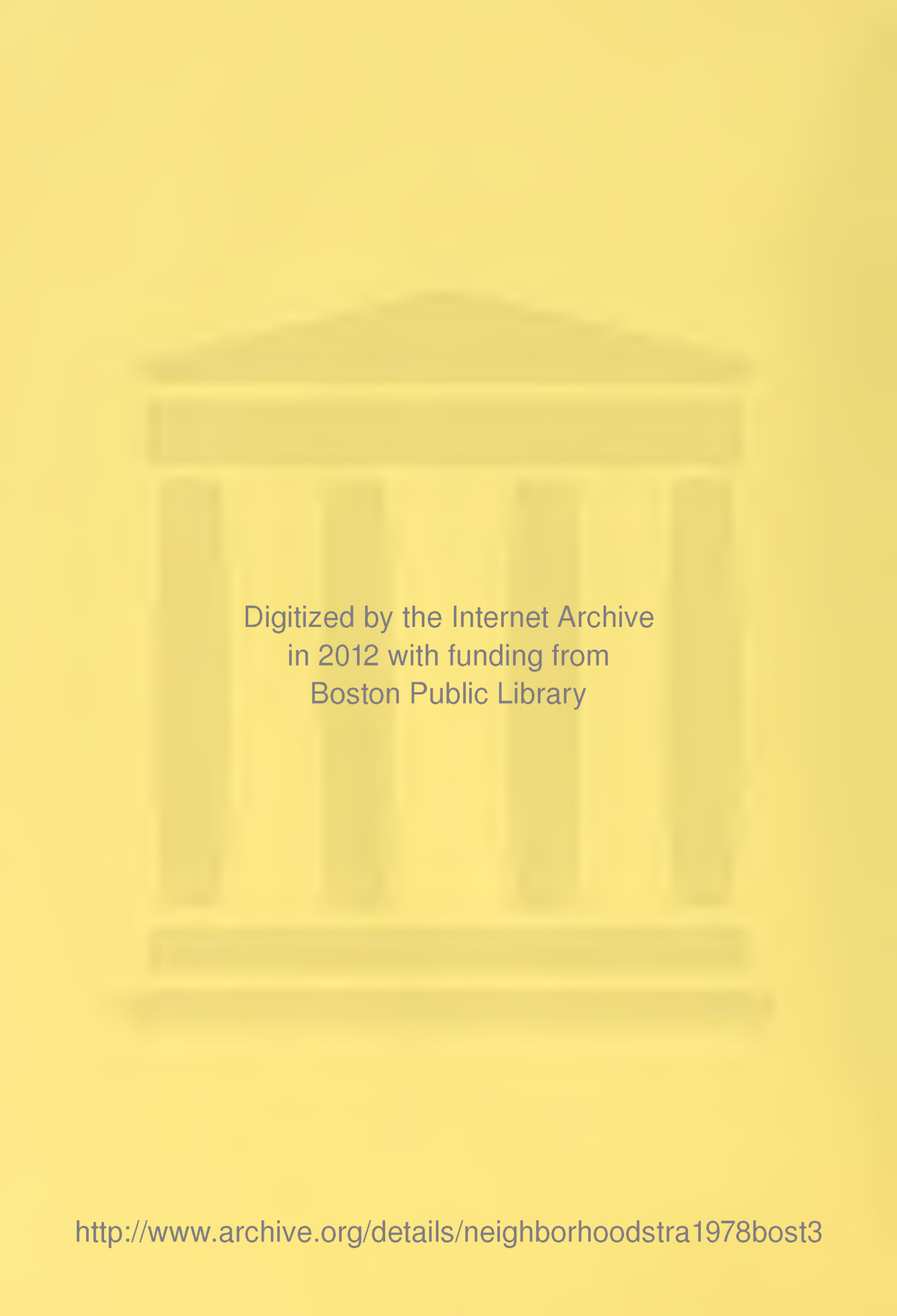
I. OVERVIEW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A. EXECUTIVE SUMMARY

Boston's Section 8 Neighborhood Strategy Areas Program reinforces a basic City housing policy of rehabilitation and neighborhood preservation. The areas selected for this HUD Demonstration Program are themselves "demonstration" neighborhoods for the City: they are in the Boston Plan, and are among the "Targeted Investment Areas" under the Neighborhood Improvement Program, funded by the Community Development Block Grant and the City's capital budget.

Boston's Neighborhood Strategy Areas Program is a deliverable program. The five neighborhoods selected are a manageable size, and the revitalization strategies are on a scale appropriate to need. Programs for each area have been developed mindful of both the benefits and pitfalls of concentrating resources into a neighborhood. The five proposals focus the Section 8 resources on those structures whose rehabilitation is critical to revitalization.

Below is a summary of the areas selected:

1. The Sav-More neighborhood in Roxbury, the first phase of the Boston Plan for Blue Hill Avenue: The City's Urban Development Action Grant for Blue Hill Avenue, currently under review at HUD, includes a package of housing rehabilitation and homeownership programs for Sav-More. The strategy is to use the Section 8 Program for substantial rehabilitation of the visible, vacant multi-unit structures in the area. Rehabilitation of these buildings will encourage and help to secure other investments made by property owners committed to the neighborhood, and will provide additional housing opportunities and choices. The Section 8 Program will be implemented in two phases, consistent with other programmed investment.

2. A Franklin Field neighborhood, part of the second phase of the Boston Plan for Blue Hill Avenue: This neighborhood includes a Targeted Investment Area under the Neighborhood Improvement Program and recreational areas for which private investments are underway. The strategy is to rehabilitate vacant structures and a surplus school on Blue Hill Avenue which have a negative effect on the adjacent, strong residential neighborhoods. The vacant buildings on the Avenue, visible to those who live in and pass through the corridor, are a symbol of disinvestment. Their improvement will demonstrate that positive change is underway.

3. Cleary Square in Hyde Park, a focus of revitalization efforts under the Hyde Park Boston Plan and the Neighborhood Improvement Program: Hyde Park is a district which has been "losing ground" over the last few years. Historically, a middle-class area of well-kept single family homes with a mostly white population, its racial composition and age levels have shifted significantly in the last 5 years. Public investments have been designed both to improve the physical character of the residential and business district areas and to build the confidence of property owners in the future of Hyde Park. The strategy is to provide badly-needed elderly housing, in a central location near services and shopping, to complement the ongoing investments.

4. A neighborhood in Dorchester, which is a Targeted Investment area under the Neighborhood Improvement Program: The housing stock in this neighborhood is primarily owner-occupied, 1-4 unit, unsubsidized structures. The strategy is to hold this basically sound area by using the Section 8 Program to rehabilitate a limited number of vacant masonry buildings. In addition, the City will initiate a pilot Investor-Owner Rebate Program, for rehabilitation of other rental properties in fair to good condition.

5. Chinatown and Leather District, adjacent to the newly-funded Lafayette Place Action Grant under the City's Boston Plan for Downtown: This area, already subject to development pressures from institutional and commercial interests, could become a target for speculation as a result of interest generated by the UDAG development. The strategy is to provide additional housing units to those currently living in the area in overcrowded and substandard conditions; and to save structurally sound and architecturally significant brick structures which are currently underutilized.

B. ADMINISTRATIVE STRUCTURE

The City's Office of Housing, Development and Construction will have primary responsibility for implementation of the Neighborhood Strategy Areas Program.

Implementation can be broken down into several components:

1. Technical assistance to interested property owners;
2. Review of specific proposals for Section 8;
3. Coordination with MHFA and HUD;
4. Implementation of the Neighborhood Strategy;
5. Relocation.

1. Technical Assistance to Interested Property Owners

Upon HUD approval of designation of Neighborhood Strategy Areas, the City will solicit proposals from interested property owners consistent with Section 881.305(a) of the Regulations. All requests for information and assistance will come to the Office of Housing, Development and Construction.

In accordance with Section 881.305(b) and (c) of the Regulations, the Office of Housing, Development and Construction will provide basic information concerning the special procedures for NSA, including:

a. A copy of NSA Regulations;

b. Where Minimum Design Standards for Rehabilitation of Residential Properties or HUD Minimum Property Standards or other applicable standards and regulations may be found;

c. Requirements and information necessary to enable interested property owners to participate; and

d. Information about how to obtain financing, mortgage insurance and other assistance available under the Neighborhood Revitalization Plan for the area.

e. Assistance in the preparation of proposals, to the extent necessary to assure adequate

owner interest and viable proposals.

Staff of the Office of Housing, Development and Construction is knowledgeable about the Section 8 Program, preparation of applications, and HUD processing. In addition, staff will attend HUD Training Sessions later this summer.

2. Review of Specific Proposals

Proposals for Section 8 NSA units will be submitted to the Office of Housing, Development and Construction for review. This Office will solicit comments from the following departments:

a. Mayor's Office of Public Service (Little City Halls), for community input.

b. Office of Program Development and Boston Redevelopment Authority, for consistency with neighborhood strategy.

c. Boston Redevelopment Authority, for financial feasibility and relocation.

d. Public Facilities Department or Real Property, for City-owned structures.

The Office of Housing, Development and Construction will review the proposals for consistency with the NSA application and the adopted Housing Assistance Plan.

Proposals which are acceptable to the City, according to its review criteria, and which request state financing will be forwarded to MHFA with the City's comments, for review and processing in accordance with MHFA procedures.

Applications will be forwarded by MHFA to HUD for approval, in accordance with HUD Regulations and MHFA procedures. Whenever, possible we urge that agency reviews occur simultaneously.

3. Coordination with MHFA and HUD

Coordination with MHFA and HUD will be handled through the Office of Housing, Development and Construction. It is anticipated that such coordination will be ongoing throughout implementation of the NSA Program.

4. Implementation of the Neighborhood Strategy

City departments and offices are structured to enable the City to plan and respond to neighborhood issues and concerns; and to deliver services in a manner responsive to the needs of the community. Short and long range planning at the neighborhood level are carried out by the Mayor's Office of Program Development and the Boston Redevelopment Authority District Planning Staff. Little City Halls across the City provide access to "City Hall," respond to neighborhood concerns, and generally function as the City's point of communication with residents. Citizen participation efforts are carried out through the Little City Halls.

Neighborhood Cabinets have been established, to improve delivery of City services. Staff of line departments* who work in the field are assigned to the Cabinets, chaired by the Little City Hall Managers. The Cabinet is a forum for coordinating delivery of services and surfacing problems.

Housing rehabilitation programs operate out of site offices. Trained Rehabilitation and Finance Specialists are in the offices to provide technical assistance and to check on repairs.

In sum, the City has established a decentralized system of service delivery for the neighborhoods, to ensure maximum ability to respond to the needs of the communities being served. In addition, there is centralized control and coordination through the Neighborhood Development Council.

The Office of Housing, Devleopment and Construction, as the coordinating office for the Neighborhood Strategy Areas Program, is the office to contact concerning implementation of the various phases of the neighborhood revitalization plans.

5. Relocation

The Boston Redevelopment Authority's Office of Relocation will have primary responsibility for providing relocation assistance, if any should be needed. At the present time, no relocation is anticipated.

*Departments such as the Housing Inspection, Parks and Recreation, and Public Works Departments, representatives from Youth Activities Commission.

Consistent with Section 881.303 (d)(7), services will be provided to ensure that minorities, female heads of households, and low income families have the opportunity to take advantage of housing choices outside the areas of minority concentration and low income areas containing an undue concentration of persons receiving housing assistance.

C. SECTION 8 REQUEST

NEIGHBORHOOD STRATEGY AREA	SECTION 8 UNITS		UNIT TYPE	STRUCTURE TYPE	BEDROOM SIZE
1. Roxbury/ Sav-More	60	HFDA	elderly	elevator	1-br
	10	HFDA	family	semidetached	1-br
	80	HFDA	family	walkup	2-br
Total:	150	HFDA			
	20	CITY	family	semidetached walkup	2-br
2. Franklin Field	24	HFDA	elderly	elevator	1-br
	54	HFDA	family	semidetached walkup	2-br
Total:	78	HFDA			
3. Chinatown	65	HFDA	family	walkup	1-br
	55	HFDA	family	walkup	2-br
	30	HFDA	family	walkup	3-br
	5	HFDA	family	walkup	4-br
Total:	155	HFDA			
4. Hyde Park*	100	HFDA	elderly	elevator	1-br
5. Dorchester	40	HFDA	elderly	elevator	1-br
	12	HFDA	family	semidetached	2-br
	36	HFDA	family	walkup	3-br
Total:	88	HFDA			

*New construction units

CITY WIDE SUMMARY

UNIT TYPE	NUMBER	PERCENTAGE
Elderly	224	38%
Small Family	296	50%
Large Family	71	12%
Total	591	100%

D. SCHEDULE FOR SUBMISSION OF PROPOSALS

TASK	DAY
1. City notification of NSA's and solicitation of proposals .	1
2. Proposals submitted to the City, by neighborhood:	
a. Sav-More Phase I	30
b. Sav-More Phase II	30
c. Franklin Field	35
d. Dorchester	35
e. Chinatown	45
f. Hyde Park	60
g. Sav-More - City units	to be determined
3. City review of proposals, to be completed within 30 days. Proposals submitted to MHFA/HUD as appropriate.	
a. Sav-More Phase I	60
b. Sav-More Phase II	60
c. Franklin Field	65
d. Dorchester	70
e. Chinatown	75
f. Hyde Park	90
4. MHFA review of proposals requesting state financing (60-day review period is assumed). Submission of proposals to HUD by MHFA:	
a. Sav-More Phase I	120
b. Sav-More Phase II	120
c. Franklin Field	125
d. Dorchester	130
e. Chinatown	135
f. Hyde Park	150

All proposals requesting FHA insurance will be submitted to HUD following review by the City.
City notification of NSAs will be published within two weeks of notification by HUD of areas selected.

E. ELIGIBILITY OF AREAS SELECTED

The proposed Neighborhood Strategy Areas are residential areas in which concentrated public and private investments are being, and will continue to be, carried out in a coordinated manner to achieve neighborhood revitalization. Sections IV and V of each proposal (Neighborhood Revitalization Plan and Housing Revitalization Plan) describe activities underway and planned.

The proposed Neighborhood Strategy Areas are of manageable size and condition, such that revitalization can be achieved. Revitalization plans have been developed on a scale consistent with each area's needs.

Community development and capital budget funds will continue to be targeted to the Neighborhood Strategy Areas under the City's Neighborhood Improvement Program. As in most communities, planning and programming of these funds are carried out on an annual basis. Therefore, the specific activities and funding levels for future years' programs can only be estimated.

In addition, there are several housing programs whose funds may be "targeted" to Neighborhood Strategy Areas, including: State Section 707 Rental Assistance funds, mortgage assistance under the Massachusetts Home Mortgage Finance Agency, rehabilitation funds under the federal Section 312 Loan Program. The City will be exploring the feasibility and advisability of using these programs in the Neighborhood Strategy Areas, over and above existing levels of activity.

Programs for these five "demonstration" neighborhoods will be developed and implemented on an ongoing basis over the next five years. Future investments will be designed to respond to the changing needs and character of each area. The City's policy is to strike a balance; to concentrate resources as a catalyst for revitalization, but to program resources throughout the City, to retain the fabric of the larger community.

DORCHESTER

DORCHESTER

I. INTRODUCTION

The Dorchester Neighborhood Strategy Area (NSA) was selected because it is a strong neighborhood with two small pockets of deterioration which can be restored through a combination of Section 8 rehabilitation of vacant structures and concentrated City improvements under the Neighborhood Improvement Program.

The Dorchester NSA is one of eight sub-neighborhoods which is a Targeted Investment Area in this year's CDBG/capital budget program. The City selected this neighborhood for concentrated investments to produce substantial improvement within a short period of time. A combination of housing programs and physical improvements are budgeted within the NSA (see Section IV, Current Investment Program). The NSA Section 8 units will complement the City's current and future investment programs.

II. DEMOGRAPHIC AND PHYSICAL CHARACTERISTICS

A. Physical Characteristics

Dorchester, located in southeastern Boston, was first settled and incorporated in 1630. For nearly 200 years it developed primarily as a farming area with the waterfront and the Neponset River providing the basis for small commercial villages. Hyde Park and South Boston, originally part of Dorchester, were separated in the 1800's and in 1870 Dorchester was annexed to the City of Boston. Based on the extension of street car lines and the municipal water supply, a period of very rapid suburban development began. One and two family houses in a variety of Victorian styles were constructed throughout Dorchester in the late 1800's; later, a new building code stimulated the development of the three-family housing style which became known as the triple decker.

HOUSING CHARACTERISTICS - 1970 CENSUS

	NSA	CITY
TOTAL RESIDENTIAL STRUCTURES	600	80,700
% owner-occupied	83%	
TOTAL DWELLING UNITS	1,705	232,856
Owner-occupied units	497	58,100
Units in single family structures	150	-
Units in 2-4 unit structures	1,241	-
Units in 5-9 unit structures	194	-
Units in 10 and over unit structures	120	-

There is a high degree of homeownership in this neighborhood, and a number of the investor-owned structures are owned by people who live in the neighborhood. 82% of the housing units in the NSA are in 1-4 unit structures, as opposed to 11% in 5-9 unit structures and only 7% in larger buildings.

B. Demographic Characteristics

The Dorchester NSA, near the center of Dorchester, is a residential area of approximately 5,200 people. In 1970 the population was 99% white and less than 1% black; this has changed very little. The elderly (65 and over) comprised over 13% of the population and youth (19 and under) 37%, both slightly over the Citywide average; this has not changed significantly since 1970. There are approximately 600 structures in the area, primarily two and three family homes; about 25% of the stock is single family homes.

DEMOGRAPHIC CHARACTERISTICS 1970 CENSUS

	NSA	CITY
TOTAL POPULATION	5,238	641,071
BLACK POPULATION	10	104,206
% of total	0.2%	16.3%
ELDERLY POPULATION (65 and over)	701	81,718
% of total	13.4%	12.7%
YOUTH POPULATION (19 and under)	1,938	213,477
% of total	37%	33.3%
MEDIAN INCOME	$9,700	$ 9,133

The median income for the NSA is above that of the City as a whole. In 1970, 67% of the population earned between $5000 and $15,000; again, this is higher than the citywide percentage (60%). The residents of this area can affort to own homes and improve their property.

INCOME LEVEL	# OF FAMILIES	(% OF TOTAL)
$0 - 5,000	201	(15.6%)
$5 - 10,000	452	(35.0%)
10 - 15,000	412	(31.9%)
15,000+	226	(17.5%)
TOTAL	1,291	

AGE LEVEL	# OF PERSONS	(% OF TOTAL)
0 - 19	1,938	(37.0%)
20 - 24	426	(8.1%)
25 - 44	1,127	(21.5%)
44 - 64	1,046	(20.0%)
65+	701	(13.4%)
TOTAL	5,238	

NO. OF PEOPLE LIVING IN SAME HOUSE IN 1970 AS IN 1965: 3,028 people (57.8% of total)

III. CONFORMANCE WITH SITE AND NEIGHBORHOOD STANDARDS

A. Adequate Utilities and Streets

The utilities servicing the sites have been determined adequate for residential use. The City's water and sewer systems are more than ample for domestic flow. For both sanitary and storm drainage the minimum pipe diameter is 10". Private utility companies supply electricity and gas. Boston Edison provides 120 amp service on a regular basis and 220 service upon request. Street reconstruction, including sidewalks and new street lighting, have been a high priority within the City's Capital Improvement Program. (see Section IV).

B. Compliance with Fair Housing Laws and Procedures

Proposed rehabilitation sites are suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.

C. Promotion of Greater Choice of Housing Opportunities

The NSA will promote a greater choice of housing opportunities for residents of Boston and the surrounding areas. This neighborhood is stable, well-kept, and surrounded by strong neighborhoods.

D. Environmental Conditions

The proposed sites are determined to be free from serious adverse environmental conditions as evidenced by the following:

- It is not anticipated that any of the proposed rehabilitation sites will produce an increase in the types or quantities of air emissions.
- Nor will the sites mandate any changes in transportation patterns.
- All the sites will utilize existing water and sewer systems (this should not affect the capacity of the systems).
- With the exception of construction debris, there will not be an increase in solid wastes produced by the proposed sites nor its primary users.
- Except for the rehabilitation period, the noise level will not be affected. In addition, the noise and dust impact from the rehabilitation activities will be controlled through compliance with the applicable regulations of the Boston Air Pollution Control Commission.
- The rehabilitation debris will be promptly removed to approved sites.

In general, there is expected to be a substantial beneficial impact of the proposed rehabilitation sites within the respective and immediate neighborhoods in terms of physical, social and aesthetic amenities.

E. Consistency with Housing Assistance Plan

The sites are consistent with the City's most recent Housing Assistance Plan; both census tracts covered by the NSA are included in the HAP.

F. Access to Services, Employment

The proposed sites are accessible to community facilities, including playgrounds, branch libraries, health centers and hospitals, and churches. The Fields Corner shopping area is just to the north of the neighborhood strategy area. (See maps).

G. Access to Transportation

Three bus routes pass through the neighborhood strategy area, and there are three Red Line rapid transit stations within easy walking distance. (See maps).

H. Relocation

The buildings proposed for rehabilitation under the Section 8 Program are vacant; no relocation is anticipated.

One building which may be rehabilitated under the NSA program is partially occupied at the present time. The builidng is in the process of being foreclosed for nonpayment of taxes. If this building is rehabilitated under the program and if there are tenants at that time, relocation assistance will be provided. Tenants are elderly and would be offered Section 8 units in the neighborhood or in the building.

I. Flood Hazard Area

The area is not located in a flood hazard area.

J. Feasibility of Rehabilitation

The properties identified as potential structures for substantial rehabilitation are structurally sound, brick buildings. The vacant buildings are boarded.

Rehabilitation of other structures in the area has been ongoing through the City's Housing Improvement Program. Past experience demonstrates both the willingness and ability of property owners to participate in housing revitalization.

IV. NEIGHBORHOOD REVITALIZATION PLAN

A. Current Investment Program

The City's current investment program in the NSA is funded by a combination of CDBG funds and the City's Capital Improvement budget. The NSA is designated as a Concentrated Investment Area to receive investments over a period of time to make a major impact. This year's program within the NSA is:

$72,000 for lighting on Adams Street (Ashmont Street - Gibons Street).

$189,000 for lighting on Templeton Street (Dorchester Avenue - Adams Street)

$14,000 for lighting on Mallett Street (Adams Street - Florida Street)

$20,000 for Investor-Owner Housing Improvement Program.

A major marketing effort of the Housing Improvement Program for owner-occupants within the neighborhood.

A targeting of the demolition and boarding program.

A targeting of the Open Space Management Program (cleaning, grading and fencing vacant lots)

There are other current investments which will serve the residents of the NSA. They are:

$34,000 for Senior Shuttle to provide free transportation services for the elderly.

$35,000 to continue the elderly programs at Kit Clark Senior House.

$25,000 for a marketing and brokerage program in Fields Corner business district to provide needed assistance to find new tenants and forecast potential new markets and demands.

$25,000 for a police foot patrol in the Fields Corner commercial area.

In addition, the Mayor has formed a Neighborhood Retail Development Task Force comprised of private sector marketing and design specialists to assist the merchants in Fields Corner in revitalizing their business district. The Task Force will define development needs, create a timetable for implementing development strategies and create promotional schemes for helping local merchants market their assets.

The City has received $23 million in Y.E.S. funds from the Department of Labor to be spent over the next two years. The Dorchester NSA is one of the areas in Dorchester to receive Y.E.S. funds. Of the first 1100 enrollees in the Y.E.S. Program in Boston, 49% of the enrollees were from Dorchester.

PROPOSED INVESTMENT PROGRAM

ACTIVITY	FUNDS NEEDED	SOURCE	TIMETABLE 1979-1983
Dorchester Ave Reconstruction	See Footnote No. 1	Ch. 90 or Urban Systems	1981-82
Dorchester Ave. Lighting	See Footnote No. 1	Ch. 90 or Urban Systems	1981-82
Boarding and Demolition Program	Part of Dorchester-Wide Program	CD	Each Year
Open Space Management Program	Park of Dorchester-Wide Program	CD	Each Year
Police Foot Patrol in Fields Corner	$30,000 / Yr.	CD and Operating Budget	Each Year
Construction of Shopping Sitting Area in Fields Corner	$ 40,000	CD or Capital Budget	1979-1980
Housing Improvement Program	Part of Dorchester-Wide Program	CD	1979-1980
Investor Owner HIP	$40,000	CD	1979-1980
Residential Street Reconstruction	See Footnote No. 2	CD or Capital Budget	Each Year
Residential Street lighting	See Footnote No. 2	CD or Capital Budget	Each Year
Residential Sidewalk Reconstruction	See Footnote No. 2	CD or Capital Budget	Each Year
Sewer & Water Line Cleaning Replacement	See Footnote No. 2	CD or Capital Budget	Each Year
Improved City Services: Street Cleaning, Housing Inspection, Etc.		Operating Budget	Each Year
Street Trees		CD	Each Year

FOOTNOTES

1. Amount of funding necessary will be dependent upon the limits of construction and estimates of necessary work.

2. Street and sidewalk reconstruction, street lighting and sewer and water line work should be programmed each year on an as-needed basis after survey and analysis.

3. The City's intention is to make funds available to the NSA over the next few years in approximately the same amount as this year's funding under the NIP given similar Citywide levels of City and CDBG funds.

V. HOUSING REVITALIZATION PLAN

The following statistics present information about the housing stock in the NSA and the City's programs for rehabilitation of the stock.

TOTAL STRUCTURES	600
TOTAL OWNER-OCCUPIED	498
TOTAL INVESTOR-OWNED	102

Eighty three percent of the housing stock is owner-occupied.

HOUSING REHABILITATION REBATE PROGRAMS

Most property owners in the Dorchester NSA have the financial means to affors some or all of the housing repairs needed. The City's Housing Improvement Program has been operating successfully in this area, providing a 20% rebate to non-elderly owner-occupants and a 50% rebate to elderly owner-occupants.

HOUSING IMPROVEMENT PROGRAM

Cases in Process	69
Cases Completed	122
Total Cases	191
Average Cost of Repairs/ structure	$3550
Projected HIP Activity	45 cases per year

PILOT INVESTOR-OWNER REBATE PROGRAM

Total investor-owned structures 102

$20,000 has been allocated from the Community Development Block Grant for this program. It is projected that the average (20%) rebate will be $700, and that about 30 cases will be undertaken with this first year's allocation of funds. It is anticipated that additional community development funds will be allocated to this program in future years.

BUILDING CONDITIONS SURVEY

CONDITION	# STRUCTURES	# UNITS
Excellent Condition Avg. $500/unit repairs	280	570
Good Condition Avg. $2000/unit repairs	211	653

Fair Condition Avg. $5000/unit repairs	99	391
Poor Condition Avg. $8000/unit repairs	9	87
Demolition	1	4
	600	1705

EXCELLENT CONDITION: The buildings in excellent condition require minimum repairs. Many of these buildings may have been rehabilitated under the Housing Improvement Program. More than 45% of the structures in the NSA are in this category. These structures are primarily owner-occupied.

GOOD CONDITION: These buildings are in need of minor repairs, possibly one major repair. For example, the structure may need some carpentry work, painting or updated electrical system. This rehabilitation may be undertaken through the Housing Improvement Program, for eligible owner-occupants, or through the Investor-Owner Rebate Program. About 36% of the structures fall in this category.

FAIR CONDITION: These buildings need several repairs of a major or minor nature, such as roof, painting and porch repair. Repairs will cost approximately $5000/unit. Some of these buildings may be rehabilitated under the Housing Improvement Program or Investor-Owner Rebate Program.

POOR CONDITION: These buildings need major repairs, possibly gut rehabilitation. The buildings may be vacant. Most of the structures in this category are proposed to be rehabilitated under the NSA Program. These buildings represent approximately 1% of the housing stock.

DEMOLITION: Unsafe buildings will be demolished.

It can be assumed that the Housing Improvement Program will continue to operate at the same level; thus an average of 45 cases per year will be completed in the NSA. Over a 5-year period, 225 cases will be completed. It can be assumed that the Pilot Investor-Owner Program will continue for at least three years, and that 90 cases will be completed. Thus, between these two programs, those structures in "good" and "fair" condition will be rehabilitated.

MARKET VALUES

According to BRA Research Department analysis of recorded sales transactions in 1975, the average market values in the Dorchester-Neponset area in 1975 were as follows:

1 - Family	2 - Family	3 - Family
NSA: $21,500	$22,700	$19,600
CITY:$24,805	$23,937	$20,267

RENT LEVELS

According to realtors in the Neighborhood Strategy Area who rent units in the two- and three-family houses (the predominant housing stock), rent levels range from $145 to $175 for a 2-bedroom (5 room) apartment. Rent does not include heat.

VI. COMMUNITY PARTICIPATION

The residents and property owners in the NSA were involved in the development of the City's Neighborhood Improvement Program (CDBG plus City capital budget). Many small meetings throughout the year were held to discuss neighborhood issues and investment needs and were part of the process of determining allocation of funds for this year's NIP. Two Dorchester-wide meetings were held so that residents could make further suggestions for projects to be funded through CDBG (written requests were also accepted before and after the meetings).

Many meetings have been held with the local neighborhood groups specifically around the issue of the vacant buildings in their neighborhood and alternatives available to address the issue. At the most recent meetings, when the NSA program was discussed, the neighborhood groups expressed their support for the City's application and the use of Section 8 funds in their neighborhood.

It is the City's intention to keep the neighborhood groups involved throughout the process. They will be involved in establishing priorities for future public investments, in selection of developers for the NSA program, etc.

LOCATION OF NSA

DORCHESTER

0 700 1400 2800 FEET

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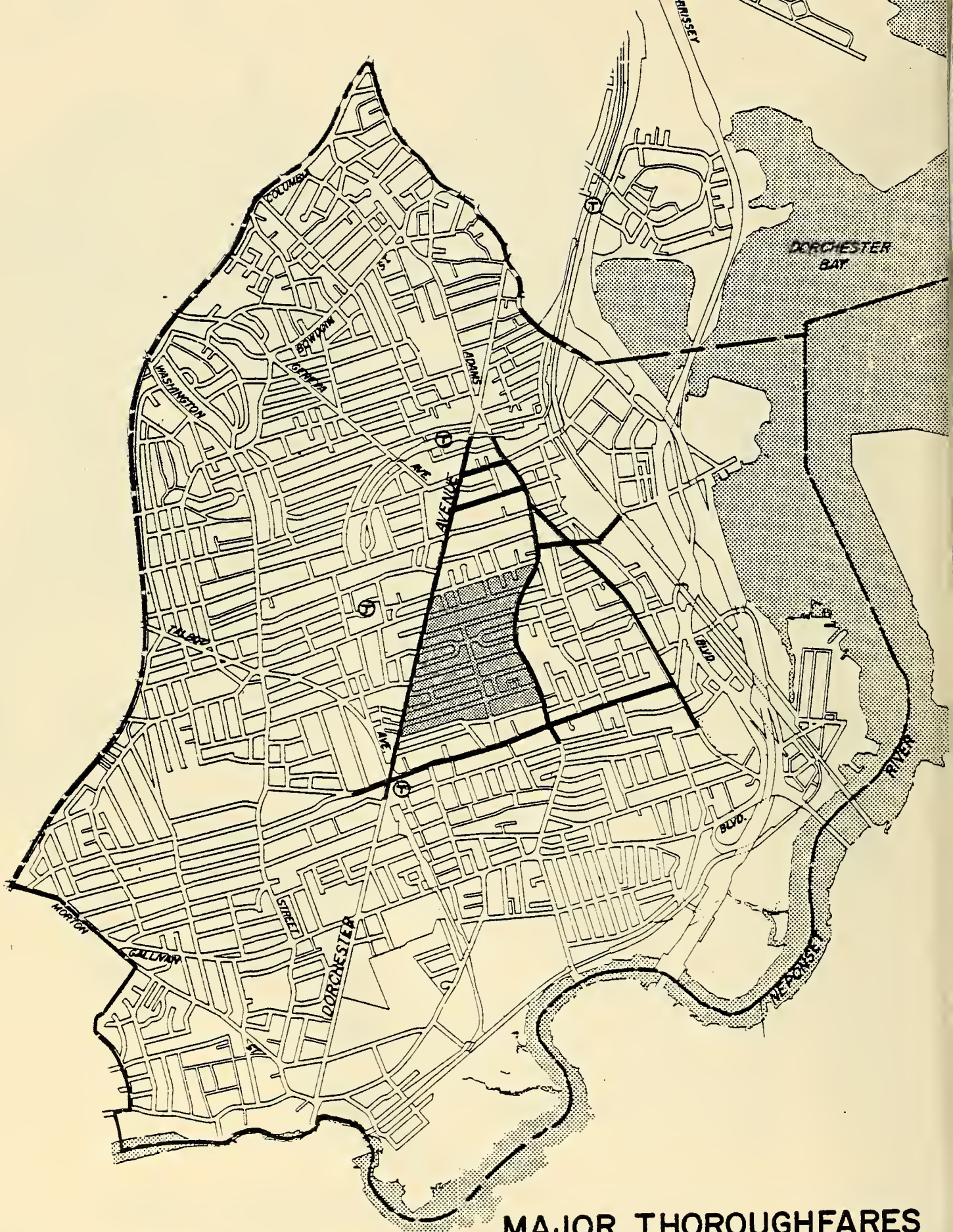

MAJOR THOROUGHFARES

DORCHESTER

0 700 1400 2800 FEET

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PAST PUBLIC IMPROVEMENTS 1968-77

DORCHESTER

0 700 1400 2800 FEET

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TO ANDREW STATION
DORCHESTER BAY
TO QUINCY CENTER
BUS ROUTES
RAPID TRANSIT - STATIONS
PUBLIC TRANSPORTATION
DORCHESTER
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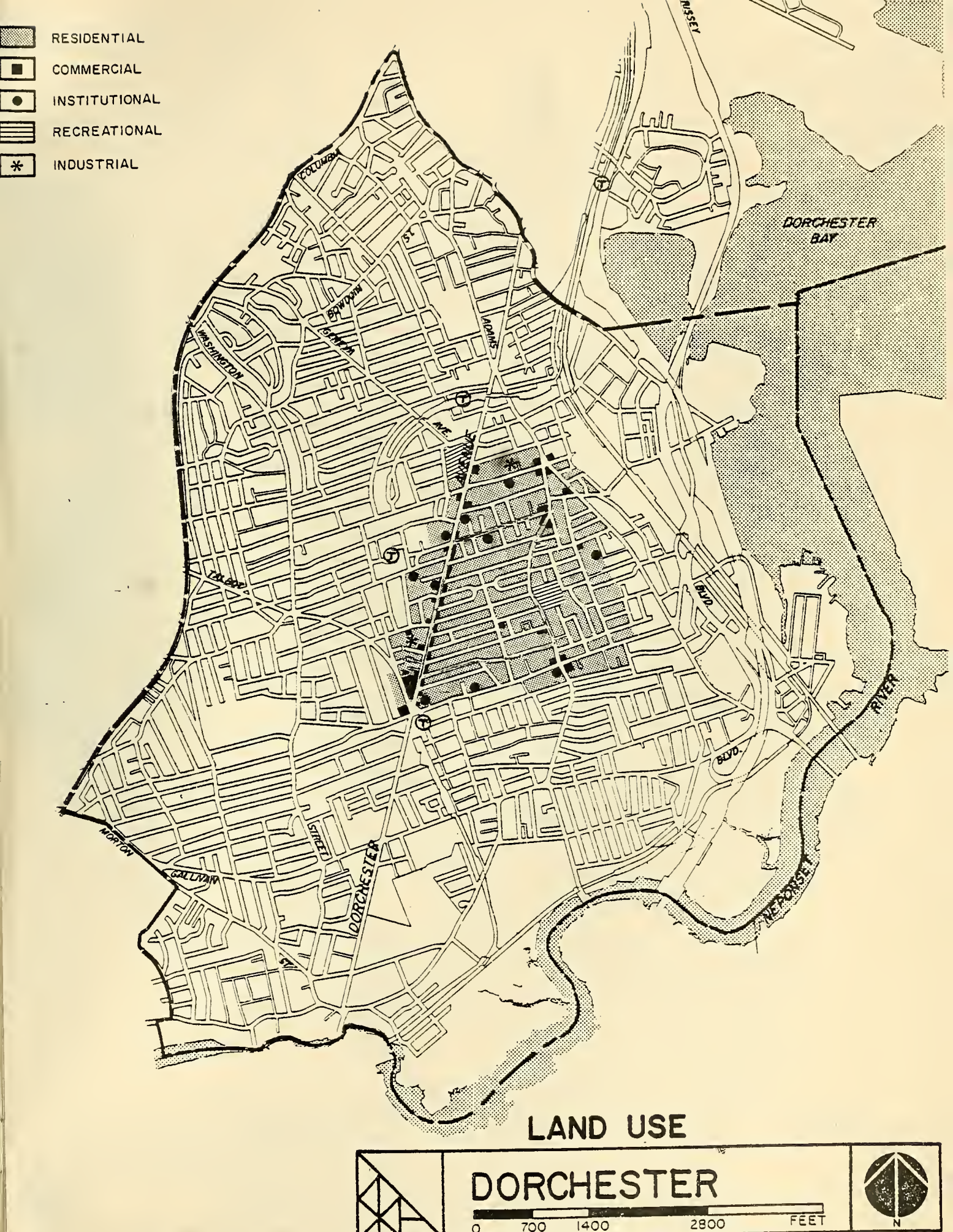
RESIDENTIAL
COMMERCIAL
INSTITUTIONAL
RECREATIONAL
INDUSTRIAL
DORCHESTER BAY
COLUMBIA ST.
WASHINGTON
BOWDOIN
ADAMS
TALBOT
BLVD.
RIVER
MORTON
GALLIVAN
DORCHESTER
STREET
NEPONSET
LAND USE
DORCHESTER
0 700 1400 2800 FEET
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1. KIT CLARK SENIOR HOUSE
2. POST OFFICE
3. FIELDS CORNER SHOPPING AREA
4. FIELDS CORNER LITTLE CITY HALL
5. GIBSON PLAYGROUND
6. O'HEARN SCHOOL
7. ST MARK'S CHURCH
8. LUTHERAN CHURCH
9. FIRE STATION
10. CARNEY HOSPITAL
11. FIELDS CORNER BRANCH LIBRARY
12. POLICE STATION
13. CHRIST UNITARIAN CHURCH
14. KING ST PLAYGROUND
15. MURPHY COMMUNITY SCHOOL
16. HEMENWAY PLAYGROUND
17. SOCIAL SECURITY OFFICE
18. ADAMS ST BRANCH LIBRARY
19. NEPOSET HEALTH CENTER
COLUMBIA
BOWDOIN
WASHINGTON
GENEVA
ADAMS
MT. VERNON
AVENUE
TALBOT
AVE.
DORCHESTER
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MORTON
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DORCHESTER BAY
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RIVER
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o- TARGETED OPEN SPACE MANAGEMENT PROGRAM
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a- ABSENTEE OWNER HIP PROGRAM
m- MARKETING AND BROKERAGE PROGRAM
f- COMMERCIAL CENTER FOOT PATROL
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